

Message from Acting Commissioner Charles A. Richman



It is both a pleasure and a privilege to serve as Acting Commissioner of the Department of Community Affairs (DCA) and the Chairman of the New Jersey Housing and Mortgage Finance Agency (HMFA).

I was truly honored by the confidence placed in me by Acting Governor Richard

J. Codey when he appointed me Acting Commissioner of the Department of Community Affairs. DCA is my home and the place I have served in state government for the past 19 years. In my role here at HMFA, I will continue to work with this outstanding team in our ongoing efforts to invest in New Jersey's communities.

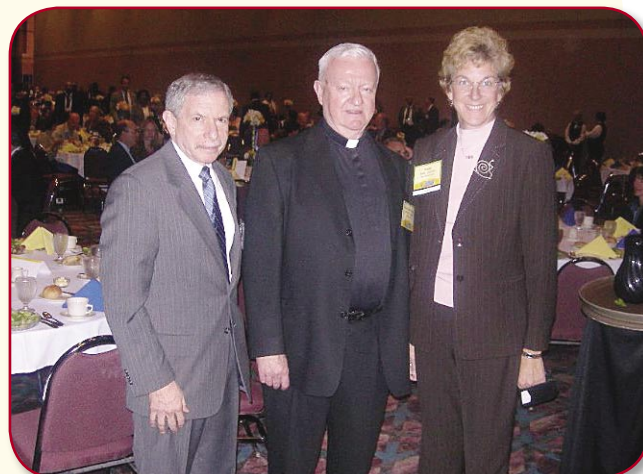
HMFA is working hard to tackle affordable housing challenges through bold and innovative approaches. The Agency has developed creative strategies to unite and empower the private and not-for-profit sectors to expand housing opportunities for all segments of the population, including our most vulnerable citizens.

Our housing policy is a holistic strategy that builds human capital and promotes economic stability. By expanding homeownership opportunities through such strategies as preserving existing homes and building new homes through low-interest mortgages, HMFA has revitalized communities without changing their infrastructures. Working together, we are meeting New Jersey's ever-growing housing demands by implementing new financial strategies, expanding public outreach, forming new partnerships and creating livable communities across the state.

I applaud former DCA Commissioner and HMFA Chair Susan Bass Levin for her service to the State of New Jersey and the Agency. Thanks to her leadership – and the hard work of Executive Director Marge Della Vecchia and HMFA's dedicated staff – the Agency is creating innovative housing opportunities for residents from all walks of life.

2005 Annual Housing Conference Largest to Date

DCA and HMFA recently hosted the 2005 Governor's Conference on Housing and Community Development with a theme of Investing in Communities. We are proud to report that this year's conference was the largest ever with over 1,300 in attendance. Attended each year by government officials, non-profit organizations, developers, service providers and other housing professionals, the conference is designed to bring together partners in housing to share ideas, tips, and approaches with fellow industry professionals. The learning sessions provided interesting forums to discuss issues pertinent to the housing community ranging from the current debate over Eminent Domain to the newly established Special Needs Housing Trust Fund. I wish to personally thank the dedicated staff at HMFA and DCA, as well as our sponsors, for the success of this year's conference. The ideas generated and exchanged at the conference will allow all of us to continue investing in New Jersey's communities.



Commissioner Richman and HMFA Executive Director Marge Della Vecchia welcome Monsignor William J. Linder (center), Pastor of St. Rose of Lima Parish and founder of New Community Corporation, as this year's keynote speaker at the annual Governor's Conference on Housing and Community Development.

Programs and Events



Delsea Village Makeover Complete

Preserving existing affordable housing is a key component to HMFA's investing in communities initiative. Delsea Village in Millville is a great example of how we can preserve the state's existing affordable housing stock. HMFA provided more than \$5 million in financing and \$1.7 million in Federal Low Income Housing Tax Credits to fund the rehabilitation of the 20 year old apartment complex. New bathrooms, kitchens, numerous energy efficiencies and the expansion of the community center are among the many upgrades. As a result of HMFA's investments, affordability will be extended for an additional 20 years.

Mitas Internet Loan Reservation System Goes Live

In July 2005, HMFA went live with its Mitas Internet Loan Reservation (ILR) system. This web-based program allows outside lenders to register and view loans.

ILR provides loan originators the ability to enter HMFA mortgage applications for single family loans, and view and track the status of the loan from inception to purchase.

The portal for the ILR web application is housed on servers at HMFA. IT personnel installed the tools necessary to manage and protect this environment. Security levels have been established to prevent unauthorized users from accessing the system as well as preventing authorized users from accessing loan information from other lenders.

HMFA has received favorable feedback from lenders for its user-friendly features.

Robins Nest Breaks Ground on Life Link

When New Jersey's foster children turn 18 and "age out" of foster care, they are often faced with the difficult challenge of finding affordable housing. In an effort to assist in the transition from foster care to independent living, HMFA partnered with the Department of Human Services Division of Youth and Family Services (DYFS) to provide developers the funding needed to develop transitional and permanent housing for this population. Robin's Nest, a local non-profit organization whose mission is to "empower children to become responsible members of their community," recently received financing through this collaboration to construct the Life Link housing project located in Glassboro, Gloucester County. HMFA provided \$307,000 to assist in the construction of the 10 efficiency apartments.

“Projects such as Life Link are essential to investing in New Jersey's future. Our youth need a stable environment so they transition successfully to their adult lives. HMFA is proud to help these young people find a place to call home.”

— Marge Della Vecchia, Executive Director

Multi-Cultural Luncheon

It is in celebrating our diversity that we develop our strength as an agency. As part of a program to foster multicultural awareness in the workplace, HMFA held its 14th Annual Multicultural Luncheon on June 17, 2005. The widespread diversity among HMFA's staff was exhibited by dishes ranging in ethnic flavor from Tandoori chicken to sauerkraut and kielbasa. However, the luncheon provided much more than the opportunity to taste a cultural variety of cuisine. It allowed HMFA staff to socialize and learn about each other's cultures.

HMFA Continues Efforts to Help Victims of Hurricane Katrina

The New Jersey Housing and Mortgage Finance has collected nearly \$2,000 in donations for victims of Hurricane Katrina.

“HMFA is dedicated to helping people in need,” said Executive Director Marge Della Vecchia. “The generous donations will help provide relief for victims of the hurricane that devastated entire communities throughout the southeastern U.S.”

With contributions from HMFA and others, the American Red Cross is launching the largest mobilization of resources for a single natural disaster involving thousands of trained disaster relief workers, tons of supplies and shoulders to lean on.

Special Needs Housing Trust Fund Legislation Becomes Law

Addressing the need for additional funding to create permanent supportive housing and community residences as alternatives to institutionalization, Acting Governor Richard J. Codey established the Special Needs Housing Trust Fund on August 3, 2005. The legislation is a result of the efforts of the Governor's Mental Health Task Force.

HMFA will administer the housing trust fund, which will provide HMFA with additional resources to continue its mission of providing affordable housing opportunities to all of New Jersey's residents. The Fund will support the development of permanent supportive housing, community residences and other supportive housing arrangements for people with special needs, with priority given to individuals with mental illness.

In response to this historic act, HMFA Executive Director Marge Della Vecchia stated, "HMFA looks forward to continuing our efforts to prevent homelessness in New Jersey. With this new resource we can help ensure that individuals with special needs have access to

meaningful housing alternatives to avoid institutionalization and homelessness." The Trust Fund provides capital financing in the form of loans and grants. Guidelines are available on the HMFA website at www.nj-hmfa.com.

“Today we are ensuring that New Jersey's most vulnerable residents have a place to call home.”

– Acting Governor Codey



Summer Interns

Summer usually means vacation time for college students, but for three summer interns at HMFA, it was a great opportunity to learn in an affordable housing environment. This year's interns were involved in three very distinct areas.

Stephen Varga is a seasoned second year HMFA Program Intern. As a Graphic Design student, Steve assisted in the creation of materials for in-house needs and specifically for the annual Governor's Conference on Housing and Community Development.

Donna Mack is a Wachovia/DCA Housing Scholars Program Intern who worked in the Supported Housing and Special Needs Department. She assisted with a project focused on the need for supportive housing for individuals who cycle repeatedly through jail, health care services and homeless shelters.

Andrew Tealer worked in HMFA's Policy and Community Development Division, and participated in the DCA Hispanic Interns in Community Service program. Andrew assisted with the Housing Affordability Service (HAS) call center and the NJ Housing Resource Center.

Working with the summer interns is a mutually rewarding and successful experience. HMFA looks forward to continuing the intern program.

HMFA Turns Off Its Lights to Conserve Energy

Operation Kill-A-Watt™ issued a challenge to New Jersey's consumers, businesses, government and schools to cut electric consumption during one afternoon this summer. The Kill-A-Watt program is a statewide free and voluntary energy initiative designed to show how we can effectively reduce and manage electricity.

On June 16, HMFA joined other participants across the state by voluntarily turning off lights and other non-essential equipment in an effort to reduce energy use and costs. These efforts resulted in a 300-megawatt reduction in energy use and cost savings of thousands of dollars.

The Kill-A-Watt program was also an exercise in generating awareness of Demand Response. The hazy hot days of summer in New Jersey typically produce a strain on the state's energy resources in addition to driving up energy costs for consumers. Electricity costs more during peak demand periods. By reducing energy consumption during peak periods costs are reduced as well. The Kill-A-Watt program in New Jersey yielded one of the largest reductions in the nation. HMFA will continue in its efforts to consume energy efficiently and effectively.

Programs and Events

Seventh Annual Spring Management Event

The New Jersey Affordable Housing Management Association (JAHMA) Spring Management event is an opportunity for partners in affordable housing to come together to discuss various issues concerning the current state of affordable housing in New Jersey such as Energy Solutions, Tax Credit Properties and Senior Housing. This year marked the seventh annual gathering hosted by JAHMA and HMFA. In June more than 400 affordable housing property owners, management agents and site personnel attended the conference.

The Spring Management Event is another opportunity for HMFA and JAHMA to invest in communities beyond creating and sustaining affordable housing. Each year, the JAHMA Foundation presents its annual scholarship awards to high school graduates, high school seniors and senior citizens residing in a JAHMA member property. The scholarships help residents reach their goals to obtain higher educations.

Keynote speaker and HMFA Executive Director Marge Della Vecchia had the privilege of presenting this year's scholarship awards. "It is truly an honor to be here participating in an event that represents our shared goal of creating and supporting affordable housing opportunities, as well as a commitment to the future of our communities through the JAHMA Scholarship Program." JAHMA awarded approximately \$49,000 in scholarships to 35 tenants during the conference. This scholarship program is one of only a few nationwide and HMFA is proud to be a part of such a remarkable event.

Local Housing Fairs

Housing fairs offer New Jersey residents the opportunity to meet with housing representatives and learn about affordable housing opportunities throughout the state. HMFA Loan Originator Dennis Richardson recently attended the Millville Housing Fair, sponsored by the Millville Housing Authority and the Holly City Development Corp.

As a loan originator, Dennis has the privilege of working with first time homebuyers to achieve what he calls "the American dream of homeownership." The Millville fair was a great success with over 100 potential homebuyers. Large showings like these are indicative of the need to make homeownership information available to New Jersey's residents.

“Housing fairs are a great venue for residents to receive information on the home buying process as well as different programs available to prospective homebuyers.”

– Dennis Richardson, HMFA Loan Originator

Visual Image Management

HMFA has created a new database of photographic images to catalogue the development of HMFA financed projects at key stages of development. The Visual Image Management (VIM) warehouse is unique in that it contains both photographic images and detailed information about each project.

The use of visual images allows HMFA to tell the full story of its projects. For example, before and after photographs of rehabilitated buildings will demonstrate initial challenges and results achieved in a manner that a written report could not capture (*see below*).

Before and After Photos:

County: Essex

Population: Family

Housing Type: Rehab



Before ▲

After ▼



Housing Resource Center Takes Off

The official launch of the New Jersey Housing Resource Center (HRC) took place on June 21st. HRC is a free online registry of accessible, affordable and supportive housing throughout the state, which was created through the collaborative efforts of the DCA the Department of Human Services and HMFA.

Visitors to the HRC website can list or find housing by entering selection criteria such as monthly rental payments, mortgage amounts, acceptance of public subsidies such as Section 8 Vouchers, location, number of bedrooms, accessibility features, and proximity to transportation, play areas and schools.

The website features two key components: a searchable registry of affordable housing and housing with accessibility features and a comprehensive collection of housing-related links for consumers, agencies working on behalf of consumers and property owners.

The service, which is offered in English and Spanish, is free to consumers and property owners. For more information or to experience this exciting new service, log on to www.njhousing.gov.



“Through the Housing Resource Center, we are making it easier than ever for residents to find quality, affordable housing that fits their lifestyle.”

– Marge Della Vecchia, Executive Director

HMFA Issues Multi-Family Housing Revenue Bonds

In keeping with our commitment to provide needed affordable apartments throughout New Jersey, HMFA recently closed on over \$39 million in tax-exempt and taxable Multi-Family Revenue bonds, which will finance eight Multi-Family projects. The projects are geographically distributed throughout the state in Atlantic, Camden, Essex, Gloucester, Mercer, and Passaic counties. As a result of this financing, 494 new units of housing will be created and 151 units of existing affordable housing will be preserved. HMFA's rental housing portfolio includes 45,861 apartments located in all 21 counties throughout New Jersey.

Homefront Newsletter Feedback

Please email us your updated contact information. We welcome your comments and suggestions regarding this publication.



Forward all email to:
homefront@njhmfa.state.nj.us

home front Fall 2005

“home front” is a newsletter produced by HMFA.

HMFA creates and implements programs to advance the rehabilitation, construction, preservation and financing of affordable housing for the State's residents, lenders, developers and contractors. HMFA is the state administrator for federal housing assistance programs and works in cooperation with State, municipal and non-profit agencies. HMFA secures program funding and operating expenses through the sale of taxable and tax-exempt bonds to private sector investors and is not dependent upon funding from the State Treasury.

No State tax dollars were used to design and produce this newsletter.

Contact us

Are you a developer seeking application information?

Are you a consumer seeking loan information?

Here are the numbers you need to know:

Consumer Mortgage Programs > 1-800-NJ-HOUSE

Assisted Living > 609-278-7529

Community Planning and Development > 609-278-7626

Multi-Family Development > 609-278-7527


Single Family Development > 609-278-7617

Special Needs/Supportive Housing > 609-278-7449

Tax Credits > 609 278-7577

Main Number > 609-278-7400

www.nj-hmfa.com

 This publication is printed on recycled stock.

A message from...



We all know that housing defines a community's identity. With this in mind, HMFA and The Reinvestment Fund (TRF) have launched The Predevelopment Loan and Acquisition Nonprofit (PLAN) Fund. The Fund is designed to provide community-based organizations and nonprofit developers with predevelopment and acquisition loans to revitalize neighborhoods and build affordable housing. The Fund is an innovative mechanism to pay for the expenses needed to determine if the project is feasible, provide financing to acquire properties and to assist with pre-construction expenses.

HMFA has committed \$5 million to serve as a guarantee to support the Fund. TRF will raise \$10 million in capital and manage the Fund.

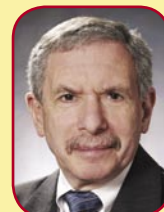
TRF presented the first loan to MEND Inc., a community-based organization in Moorestown, NJ. MEND is one of the largest and most experienced nonprofit affordable housing providers in New Jersey. The loan will be used to meet the initial project development costs for a new eight-unit rental-housing complex in Moorestown. Four units will be designed specifically for disabled adults.

HMFA is responding to the challenges of the dynamic New Jersey real estate market through programs such as PLAN, which ensure that New Jersey grows in the right way. Together, we are making affordable housing a reality while enhancing our residents' quality of life.

Marge DellaVecchia



Richard J. Codey
Acting Governor



Charles A. Richman
Acting Commissioner,
Department of
Community Affairs